

# Property Particulars



Commercial Property Consultants

**APPROXIMATELY 568 SQ FT/52.76 SQ M**

**A1/A2 RETAIL PREMISES TO LET**

**UNIT 2, FAIRCROSS HOUSE, 116 THE PARADE, WATFORD, WD17 1BD**



## LOCATION

The premises are located on the west side of The Parade, Watford close to its junction with Rickmansworth Road and within walking distance of Watford Junction Station. The shop is in a prominent position close to other retailers, numerous bars and clubs and Civic Centre. There is access to the rear of the property via a shared service road.

## ACCOMMODATION

The premises comprise an A1/A2 retail lock up shop totalling approximately 568 sq ft. The shop benefits from a glazed shop front, a partitioned office, comfort cooling (not tested) suspended ceiling, fluorescent lighting, kitchen and WC facilities.

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

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## Approximate Net internal floor areas

Retail area	530 sq ft	49.23 m
Kitchen	38 sq ft	3.53 m
Total Floor Area	568 sq ft	52.76 sq m

## LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

## RENT

£17,500 per annum exclusive.

## RATES

Rateable Value £10,750  
Rates payable 2018/2019 - £5,160

Prospective tenants should verify the rates payable with Watford Council – 01923 226400.

## SERVICE CHARGE

A service charge of approximately £427.33 per annum is payable for the current year.

## VIEWINGS

Strictly by appointment please through Joint Agents:-

David Charles Property Consultants  
T: 0208 429 9003  
E: [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

Perry Holt & Co  
T: 01923 239080  
E: [office@perryholt.co.uk](mailto:office@perryholt.co.uk)

## EPC Ordered

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